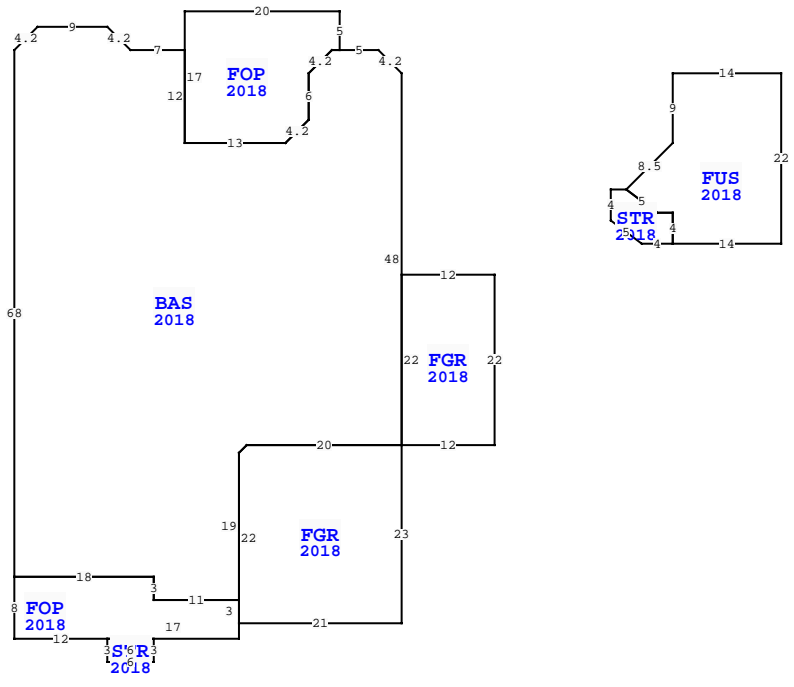


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	60
Interior Floo	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms	4	100	
Bathrooms	4	100	
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	100
Units	0	100	
Occupancy	00	NONE	100
Quality	04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4079.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,916	100	2018
FGR	264	55	2018
FGR	483	55	2018
FOP	199	30	2018
FOP	292	30	2018
FUS	338	100	2018
STR	18	10	2018
STR	38	10	2018
TOTALS	4,548		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR CUST	- 100%	- 2020								
Heated Area: 3254					HX Base Yr 2020						



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			796,760
TOTAL MARKET OB/XF VALUE			13,728
TOTAL LAND VALUE - MARKET			142,500
TOTAL MARKET VALUE			952,988
SOH/AGL Deduction			503,907
ASSESSED VALUE			449,081
TOTAL EXEMPTION VALUE	HX HB WX		55,722
BASE TAXABLE VALUE			393,359
TOTAL JUST VALUE			952,988
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			914,041

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632661	CO ISSUED	0	06/28/2018
B1632661	NEW CONSTR	413,270	07/15/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2428/1236	1/18/2021	WD	U	I	11	100

GRANTOR: SHEPPARD JOAN B						
GRANTEE: SHEPPARD JOAN B REV						
2254/1914	2/11/2019	WD	Q	I	02	556,400
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: SHEPPARD JOE S & JO						

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2018] U3 L3 W5 FOP=[YR=2018] N5 W20 S17 E13 U3 R3 N6 U3 R3 E1\$ W1 D3 L3 S6 D3 L3 W13 N12 W7 U3 L3 W9 D3 L3 S68 FOP=[YR=2018] S8 E12 STR=[YR=2018] S3 E6 N3 W6\$ E17 N2 FGR=[YR=2018] E21 N23 W20 D1 L1 S22\$ N3 W11 N3 W18\$ E18 S3 E11 N19 U1 R1 E20 FGR=[YR=2018] E12 N22 W12 S22\$ N48\$ PTR= E35 FUS=[YR=2018] E14 S22 W14 STR=[YR=2018] W4 L4 U3 N4 E2 D3 R4 E2 S4\$ N4 W2 U3 L4 U6 R6 N9\$ W35\$.	

EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	100	60	3			180.00	100	2018	2018	3	97	1,135	
2	0811	CONCRETE B	0	100	0	0			855.00	100	2018	2018	3	97	4,313	
3	0855	CONC PAVER	0	100	0	0			500.00	100	2018	2018	3	97	4,850	
4	0500	FP-PRE FAB	0	100	0	0			1.00	100	2018	2018	3	98	3,430	

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	142,500.00	142,500.00	142,500							